



AN ANALYSIS OF HOUSING FINANCE DEVELOPMENT SCHEMES IN NOIDA

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ABSTRACT :

The study of analysis of Housing Finance Development Schemes in Noida lets us understand how banks helps in developing the infrastructure of Noida. Owning a piece of land is a dream of every individual. But as being a developing country India still lacks in proper investment skills and knowledge. This paper helps us understand the importance as well as the procedure how Housing Finance has help people in Noida in developing their dream homes.

Keywords: Banks, Housing Finance, Loans, development of infrastructure

INTRODUCTION OF THE TOPIC

This paper aids in learning about the concepts of why housing finance has remained underdeveloped in the past, however, it is hoped that it will develop in near future. There is a substantial gap between the demand and supply and Housing is the best human needs of the society.

The institutional mechanism for housing finance was strengthened by the establishment of National Housing finance Bank (NHFB) by the reserve bank of India

The topic for research study

“An analysis of Housing Finance Development schemes in Noida”

Companies in the public, private and joint sector entered in this field. For example, Life Insurance Corporation of India and General Insurance Corporation came with various schemes for financing the housing units. In 1970, Housing and Urban Development Corporation (HUDCO), a wholly government owned enterprise, was setup with the objective of housing and urban development as well as infrastructure development. After that, in 1977. Another Corporation named Housing Development Finance Corporation (HDFC) was set up in private sector.

Literature Review

Objectives of the Study

- To study how do get loan for construction of residential houses.
- To discuss housing credit more affordable.
- To know the sum of housing finance schemes.
- To discuss some tip for buying house.
- To study of terms and condition of home loan.
- To find out that how people to construction of houses by attractive EMI systems

COMPANY PROFILE

HDFC



The Housing Development Finance Corporation Limited (HDFC) was amongst the first to receive an “in principal” approval from the reserve bank of India (RBI) to set up a bank in the private sector, as part of the RBI’s liberalization of the Indian banking industry in 1994. The bank was incorporated in August 1994 in the name of ‘HDFC bank limited’, with its registered office in Mumbai, India. HDFC bank commenced operation as a scheduled commercial bank in January 1995. The board's first meeting was on May 23, 1894.

HDFC bank comprises of a dynamic and enthusiastic team determined to accomplish the vision of becoming a world-class Indian bank, HDFC bank business philosophy is based on our four core values. Customer focus, operational excellence, product, leadership and people. They believe that the ultimate identity and success of their bank will reside in the exceptional quality of people and their extraordinary efforts. They are committed to hiring, developing, motivating and retaining the best the best people in the industry.



CHINA’S TWO PUBLIC BANKS

Agricultural Bank of China



BANK O

DATA ANALYSIS AND INTERPRETATION

Gross NPA of SBI and PNB

Net NPA of SBI and PNB

NPA rate of India and

Graph no. 1

Graph no. 3

INTERPRETATIONS:

China has their good NPA rate as compared to India. But we also see that India’s is now more focusing on decreasing the NPA.

Subsidiaries

HDB Financial Services Limited (‘HDBFS’) is engaged in retail asset financing. It is a non-deposit taking non-bank finance company (NBFC). Apart from lending to individuals, the company grants loans to micro, small and medium business enterprises. It also runs call centers for collection services to the HDFC Bank’s retail loan products. The Company is promoted by HDFC Bank Ltd which has 97.42% shareholding in the Company as on 31 March 2012. As of March 31, 2018, HDBFS had 425 branches in 265 cities. During the FY 2019-20, HDBFS had turnover of Rs 1688.27 crores and profit after tax of Rs 209.24 crores.

HDFC Securities Limited (‘HSL’) is engaged in stock broking. As of March 31, 2019, HDBFS has 200 branches across 160 cities. HDFC Bank has 89.24% shareholding in HSL. During the FY 2019-20, HSL had turnover of Rs 263.1 crores and profit after tax of Rs 78.4 crores.

Listing and Shareholding

The Equity shares of HDFC Bank are listed on Bombay Stock Exchange and the National Stock Exchange of India. Its American Depository Shares are listed on NYSE and the Global Depository Receipts are listed on the Luxembourg Stock Exchange where two GDRs represent on equity share of HDFC Bank.

Shareholders (as of 30 September-2021) Shareholding

Promoter Group (HDFC)	25.88%
Foreign Institutional Investors (FII)	38.30%
Individual shareholders	13.25%
Bodies Corporate	04.74%
Insurance companies	02.94%
Mutual Funds/UTI	14.57%
Financial Institutions/Banks	0.4%
Central government	0.6%

Awards and Recognition**2022**

- Best Bank In India: Euromoney Awards for Excellence 2022

2021

- Best bank in india: Finance Asia Country Awards[citation needed]
- Best bank for SMEs: Asia money best bank awards[citation needed]
- Best bank in india: [[Euromoney#The Euromoney Awards for Excellence|The Euromoney Awards for Excellence.

2020

- India's Best Bank : Euromoney Awards

2019

- Best Bank: New Private Sector – FE Best Bank awards
- Winner in Innovation and Inclusiveness in Priority Sector Lending – 11th Inclusive Finance India Awards (IFI) 2019^l
- Ranked 1st in 2019 BrandZ Top 75 Most Valuable Indian Brands HDFC Bank was featured for the 6th consecutive year.
- *Among The Most Honored Company List*, Institutional Investor All-Asia (ex-Japan) Executive Team 2019 survey

2016

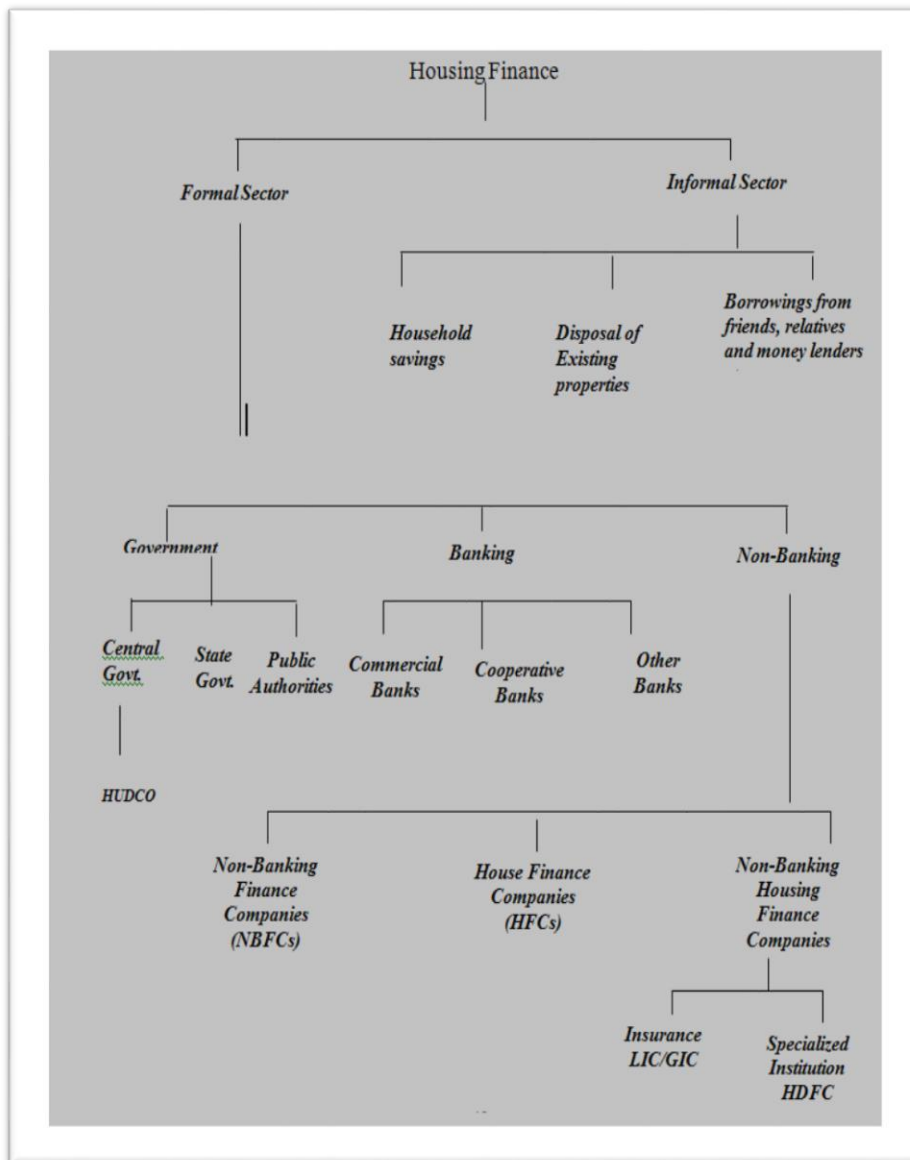
- Best Performing Branch in Microfinance among private sector banks by NABARD, 2016, Award for Best Performance in Microfinance
- KPMG study of India's Best Banks, Bank of the year & best digital banking initiative award 2016
- BrandZ Rankings, Most Valued brand in India for third successive year
- J. P. Morgan Quality Recognition Award, Best in class straight through processing rates.
- Money laundering allegations
On 14 March 2013 an online magazine named Cobrapost.com released video footage from Operation Red Spider showing high-ranking officials and some employees of HDFC bank and two other leading banks, willing to turn black money into white, a violation of Money Laundering Control Act.

DIFFERENT DEPARTMENTS

- ✓ Middle market
- ✓ Global Banking
- ✓ Mutual Funds

- ✓ Payments
- ✓ Cash Management
- ✓ ITSM
- ✓ Customer service
- ✓ Trade Service
- ✓ Home Loan
- ✓ Personnel Loan
- ✓ HR
- ✓ Corporate Sales
- ✓ Locker
- ✓ Credit cards

Structure of Housing Finance



HDFC Home Loan Interest Rates

Product	Interest Rates
HDFC Home Loan Floating	8.35% - 8.55%
Plot Loan Floating	8.60% - 8.80%
Rural Housing Finance Floating	8.65% - 8.75%
HDFC Reach Home Loan	10.55%
HDFC Home Improvement Loan	8.35% - 8.55%
HDFC Home Extension Loan	8.35% - 8.55%
HDFC Short Term Bridging Loan	8.35% - 8.55%

HDFC Fixed Rate Home Loans:

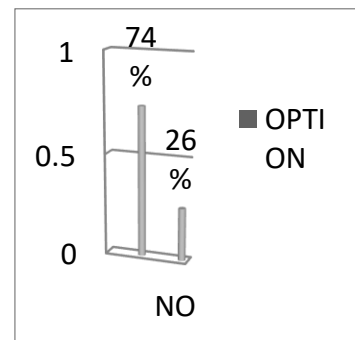
Product	Interest Rates
HDFC Home Loan TruFixed	8.35% - 8.55%
Plot Loan TruFixed	8.60% - 8.80%
Rural Housing Finance TruFixed	8.65% - 8.75%

DATA ANALYSIS AND INTERPRITATION

TABLE 4.1

If you are makes or purchase your own home than are you like to take facility of Housing Finance?

	NO. OF RESPONDENT	PERCENTAGE
YES	37	74%
NO	13	26%
TOTAL	50	100%

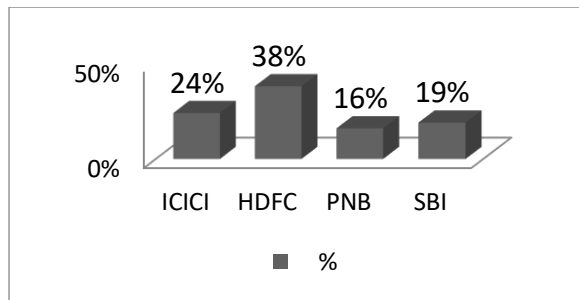


Interpretation

The above column chart depicts that 74% person are taking home loan and only 26% are not taking home loan.

TABLE NO 4.2 If yes, Which Housing Finance Bank you chose

	NO. of respondent	%
ICICI	9	24%
HDFC	14	38%
PNB	6	16%
SBI	7	19%
OTHER	1	3%
TOTAL	37	100%



Interpretation

Total number of respondents was 37

24% person is chosen ICICI bank

38% people are choosing HDFC bank

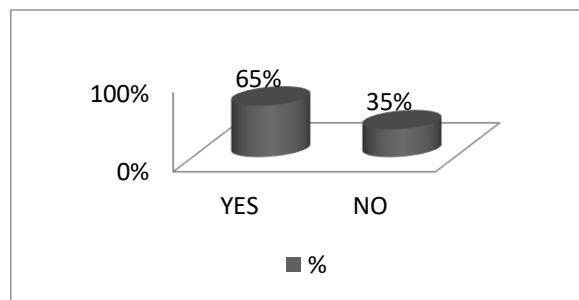
16% person is choosing PNB bank

And, 19% people are chose SBI bank

TABLE NO 4.3

Are you aware all terms and conditions of home loans?

	NO.	%
YES	24	65%
NO	13	35%
TOTAL	37	100%



Interpretation

Total Number of Respondents was 37.

Many of persons know all terms and conditions of home loan i.e. 65%.

35% persons had not know properly about all terms and conditions

TABLE NO 4.4How do you come to know about the home loan schemes of that bank?

Interpretation

	NO.	%
NEWSPAPER	8	22%
TELEVISION	6	16%
INTERNET	11	30%
OTER RESOURCES	12	32%
TOTAL	37	100%

Total Number of Respondents was 37

22% persons came to know from newspaper

16% persons came to know from television

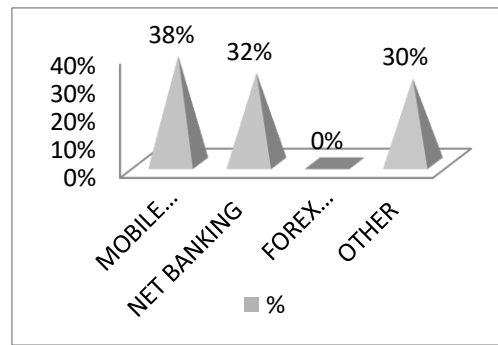
30% persons came to know from internet

32% persons came to know from other resource

TABLE NO 4.5

Your banks offer which type of services?

	NO.	%
MOBILE BANKING	14	38%
NET BANKING	12	32%
FOREX BANKING	0	0%
OTHER	11	30%
TOTAL	37	100%



INTERPRETATION

38 persons said that bank offer mobile banking services.

32 said that bank offer net banking services.

30% said that bank offer other services.

And no one said that bank offer forex banking services.

SUMMARY OF FINDING

1. According to this project report 74% interested in housing finance.
2. 38% people like to take HDFC bank home loan. Because
3. This bank gives well services.
4. I am finding in this project serve more bank use new technology like: internet banking, mobile banking, and fore banking.
5. According to this serve customer satisfied low installment schemes of bank.

CONCLUSION

Housing is a growing industry. Various public and private institutions have entered in this field. These institutions have initiated various house financing schemes to cater the diversified needs of this sector. Besides the emerging and expanding institutional set up, the system of credit delivery of housing is still inadequate. The responsibility to provide house finance largely was rested with the Central Government till the early eighties. The setting up of the NHB in 1988, as the apex housing finance institution, was the beginning of the emergence of housing finance as a fund based financial service in the country.

SUGGESTION

1. There is more time period for repayment of home loan.
2. Housing finance institution takes steps to solve customer problems immediately.
3. Loan sanction date should be according to customer convenient.
4. A customer awareness program should be taking place in rural area.
5. Housing finance bank take feedbacks of customers regarding features & services

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